150.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,000 / 880,000
					USE VALUE:	880,000 / 880,000
					ASSESSED:	880,000 / 880,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETRALIA ALPHONSINA /EVA
Owner 2:	TRS/.35 KENILWORTH RD TRUST
Owner 3:	
Street 1:	35 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETRALIA ALPHONSINA /EVA -
Owner 2:	-
Street 1:	35 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,775 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Brick Exterior and 2169 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10775.000	285,400		594,600	880,000
Total Card	0.247	285,400		594,600	880,000
Total Parcel	0.247	285,400		594,600	880,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.68 | /Parcel: 405.6

Legal Description

User Acct

99020

GIS Ref

GIS Ref

Insp Date

06/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0003-0010.0

!11738!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,200	0	10,775.	594,600	879,800	879,800	Year End Roll	12/18/2019
2019	101	FV	232,000	0	10,775.	557,400	789,400	789,400	Year End Roll	1/3/2019
2018	101	FV	212,900	0	10,775.	460,800	673,700	673,700	Year End Roll	12/20/2017
2017	101	FV	212,900	0	10,775.	423,700	636,600	636,600	Year End Roll	1/3/2017
2016	101	FV	212,900	0	10,775.	386,500	599,400	599,400	Year End	1/4/2016
2015	101	FV	199,400	0	10,775.	379,100	578,500	578,500	Year End Roll	12/11/2014
2014	101	FV	199,400	0	10,775.	352,300	551,700	551,700	Year End Roll	12/16/2013
2013	101	FV	199,400	0	10,775.	335,200	534,600	534,600		12/13/2012

PRINT

Date	Time
12/11/20	01:52:36

LAST REV

Date	Time
06/25/18	09:40:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11738

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETRALIA ALPHON	52038-453		1/2/2009	Family	10	No	No		
ROSS JOHN & EST	44280-373		12/13/2004	Change>Sale	410,000	No	No		
	13388-513		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	99020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2016	19	Solar Pa	4,984		1/7/2016			solar array instal
5/6/2005	332	New Wind	2,000					2 vinyl repl wndws
4/27/2005	309	Redo Bas	8,000	C		G6	GR FY06	FINISHED STORAGE
4/20/2005	263	New Wind	2,034					2 vinyl repl wndws
1/11/2005	31	Redo Bat	20,000	C		G6	GR FY06	NEW KIT CABINETS/T

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
3/14/2009	Inspected	372	PATRIOT
1/20/2009	Measured	372	PATRIOT
6/23/2005	Fieldrev-Chg	BR	B Rossignol
6/23/2005	Permit Visit	BR	B Rossignol
10/15/1999	Meas/Inspect	267	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10775		Sq. Ft.	Site		0	80.	0.69	9									594,599						594,600	

Total AC/HA:	0.24736	Total SF/SM:	10775	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	594,599	Spl Credit		Total:	594,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.04989493
Adj $ / SQ:	148.823
Other Features:	71523
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350659
Depreciation:	65223
Depreciated Total:	285436

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

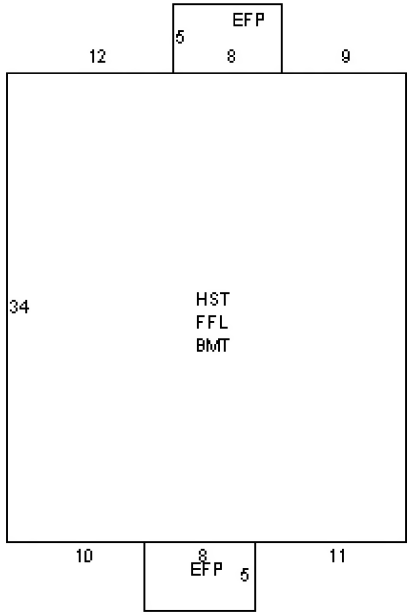
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.82
Special Features:	0	Val/Su Net:	112.14
Final Total:	285400	Val/Su SzAd	192.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	986	54.650	53,883
FFL	First Floor	986	148.820	146,739
HST	Half Story	493	148.820	73,370
EFP	Enclos Porch	80	64.310	5,145
	Net Sketched Area:	2,545	Total:	279,137
Size Ad	1479	Gross Are	3038	FinArea 2169

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: